

Rec'd by _____

Date: _____

RECOMMENDATION OF THE
URBAN COUNTY PLANNING COMMISSION
OF LEXINGTON AND FAYETTE COUNTY, KENTUCKY

IN RE: PLN-MAR-25-00007: ANDERSON CAMPUS RENTAL PROPERTIES, LLC– a petition for a zone map amendment from a Single Family Residential (R-1D) zone and a Townhouse Residential (R-1T) zone to a Medium Density Residential (R-4) zone, for 0.431 net (0.498 gross) acres for properties located at 119 Burley Avenue, 122 Simpson Avenue, 1104 Fern Avenue, and a portion of 109 Simpson Avenue. (Council District 10)

Having considered the above matter on **August 14, 2025**, at a Public Hearing, and having voted **9-0** that this Recommendation be submitted to the Lexington-Fayette Urban County Council, the Urban County Planning Commission does hereby recommend **APPROVAL** of this matter for the following reasons:

1. The proposed Medium Density Residential (R-4) zone is in agreement with the Imagine Lexington 2045 Comprehensive Plan's Goals and Objectives, for the following reasons:
 - a. The request allows for more flexibility to create higher density housing (Theme A, Goal #1.b).
 - b. The proposal incorporates vacant and underutilized parcels (Theme A, Goal #2.a).
 - c. The request will provide residential units with accommodations for those with disabilities (Theme A, Goal #1.c).
2. The proposal is in agreement with the Policies of the 2045 Comprehensive Plan for the following reasons:
 - a. The request will provide development that is sensitive to the surrounding context (Theme A, Design Policy #4).
 - b. The proposed apartment uses will increase the variety of housing choice available in the area (Theme A, Design Policy #8).
 - c. The proposal is in agreement with the Multi-Family Design Standards (Theme A, Design Policy #3).
3. The justification and corollary development plan are in agreement with the Development Criteria of the 2045 Comprehensive Plan, for the following reasons:
 - a. The proposed rezoning meets the criteria for Land Use which states infill residential should aim to increase density (A-DN2-1).
 - b. The proposed rezoning meets the criteria for Transportation, Connectivity, and Walkability as the request provides accessible links to transit (A-DS1-2).
 - c. The request meets the criteria for Environmental Sustainability and Resiliency by improving tree canopy (B-RE5-1).
 - d. The proposed rezoning meets the criteria for Site Design by orienting parking to the interior or rear of the property for non-residential or multi-family developments (A-DS7-1) and providing active and engaging amenities within neighborhood focused open spaces (A-DS9-1).
 - e. The request meets the criteria for Building Form by minimizing significant contrasts in scale, massing and design, particularly along the edges of historic areas and neighborhoods (A-DN2-2).
4. This recommendation is made subject to approval and certification of **PLN-MJDP-25-00026: South Broadway Place and Lynn Grove Addition (amd)** prior to forwarding a recommendation to the Urban County Council. This certification must be accomplished within two weeks of the Planning Commission's approval.

ATTEST: This 26th day of September 2025.


Secretary, Jim Duncan

LARRY FORESTER
CHAIR

KRS 100.211(7) requires that the Council take action on this request by November 12, 2025.

Note: The corollary development plan, **PLN-MJDP-25-00026: SOUTH BROADWAY PLACE AND LYNN GROVE ADDITION** was approved by the Planning Commission on August 14, 2025, and certified on August 28, 2025.

At the Public Hearing before the Urban County Planning Commission, this petitioner was represented by **Dick Murphy, attorney for the applicant.**

OBJECTORS

OBJECTIONS

VOTES WERE AS FOLLOWS:

AYES:	(9)	J. Davis, M. Davis, Z. Davis, Barksdale, Forester, Michler, Owens, Wilson, and Worth
NAYS:	(0)	
ABSENT:	(2)	Nicol and Penn
ABSTAINED:	(0)	
DISQUALIFIED:	(0)	

Motion for **APPROVAL** of **PLN-MAR-25-00007** carried.

Enclosures: Application
Justification
Legal Description
Plat
Development Snapshot
Staff Report
Supplemental Staff Report
Applicable excerpts of minutes of above meeting